



**CITY OF HAYWARD**  
**AGENDA REPORT**

AGENDA DATE 05/27/03

AGENDA ITEM 3

WORK SESSION ITEM       

**TO:** Mayor and City Council

**FROM:** Director of Community and Economic Development

**SUBJECT:** Final Map Tract 7386 – Taylor Woodrow Homes, Inc., (Subdivider) - Approval of Final Map, Authorize the City Manager to Execute a Subdivision Agreement

**RECOMMENDATION:**

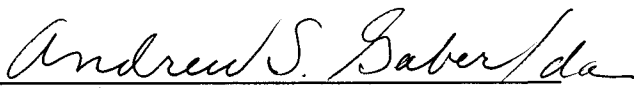
It is recommended that the City Council adopt the attached resolution pertaining to Final Map Tract 7386.

**DISCUSSION:**

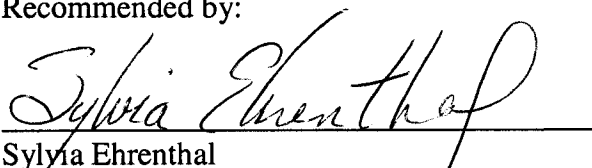
The subject final map is for the residential parcels included in Stratford Village II, located at Industrial Parkway West and Stratford Road. The tentative map and zone change for the entire development were approved by the City Council in October 2002. This final map includes 75 parcels: 72 parcels for the single-family homes, 1 parcel for the park, and 2 parcels for the private street and common area. The conditions of approval for the development require that the residential development be constructed in phases, concurrent with construction of the industrial/commercial buildings.

The final map was reviewed by the City Engineer and was found to be in substantial compliance with the tentative map and in conformance with the Subdivision Map Act and provisions of local ordinances. The developer has submitted the subdivision improvement plans and has posted a security for faithful performance of the improvements in the amount of \$1,162,810 and an equal amount for labor and materials.

Prepared by:

  
Andrew S. Gaber, Development Review Engineer

Recommended by:

  
Sylvia Ehrental  
Director of Community and Economic Development

Approved by:

  
\_\_\_\_\_  
Jesús Armas, City Manager

Attachments: Exhibit A:     Area Map  
                                     Draft Resolution

5/2/03

CANTERBURY LANE

STONEBROOK LANE

BOWHILL ROAD



ROAD

PARCEL 'A'

44	45	48	49	52	53	56	57	60	61	64
43	46	47	50	51	54	55	58	59	62	63

WELFORD CIRCLE

PARCEL 'C'

42	41	40	37	36	35	34	31	30	29	28	27	26
5	6	39	38	11	12	33	32	17	18	21	22	25
4	7	8	9	10	13	14	15	16	19	20	23	24

PARCEL 'C'

WELFORD CIRCLE

PARCEL 'B'

COMMERCIAL  
PARCEL

INDUSTRIAL / COMMERCIAL PARCEL

INDUSTRIAL PARKWAY WEST

WELFORD  
LANE

PACHECO  
WAY

STRATFORD

TR 7386

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**DRAFT**

*Mar  
5/9/03*

HAYWARD CITY COUNCIL

RESOLUTION NO. 03-

Introduced by Council Member \_\_\_\_\_

RESOLUTION APPROVING FINAL MAP FOR TRACT 7386  
AND AUTHORIZING THE CITY MANAGER TO EXECUTE  
A SUBDIVISION AGREEMENT

WHEREAS, there has been presented to the City Council of the City of Hayward, Final Map Tract 7386 which includes 75 parcels consisting of 72 parcels for single-family homes, 1 parcel for the park and 2 for the private street and common area; and

WHEREAS, the Director of Community and Economic Development and Director of Public Works recommend approval of Final Map Tract 7386.

NOW THEREFORE BE IT RESOLVED, that the City Council of the City of Hayward does hereby find that Final Map Tract 7386 is in substantial conformance with the Tentative Map, and does hereby approve Final Map Tract 7386.

BE IT FURTHER RESOLVED that the City Manager is hereby authorized for and on behalf of the City of Hayward to negotiate and execute a subdivision agreement in a form approved by the City Attorney, and to execute any and all documents necessary to complete the transfer of those portions of Tract 7386 property which will be dedicated to or acquired by the City.

IN COUNCIL, HAYWARD, CALIFORNIA \_\_\_\_\_, 2003

ADOPTED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS:

MAYOR:

NOES: COUNCIL MEMBERS:

ABSTAIN: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ATTEST: \_\_\_\_\_  
City Clerk of the City of Hayward

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney of the City of Hayward